| 169.0 | 0009 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 770,900 / 770,900 |
| | | | | | USE VALUE: | 770,900 / 770,900 |
| | | | | | ASSESSED: | 770,900 / 770,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 24 | | DOW AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MC GRATH BRYAN |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 24 DOW AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MC GRATH BRYAN & SANDRA - |
| Owner 2: | - |
| Street 1: | 24 DOW AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1116 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7500.000 | 319,400 | | 451,500 | 770,900 |
| Total Card | 0.172 | 319,400 | | 451,500 | 770,900 |
| Total Parcel | 0.172 | 319,400 | | 451,500 | 770,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 690.77 | /Parcel: 690.7

**Legal Description**

**User Acct** 112345

**GIS Ref**

**GIS Ref**

**Insp Date** 04/09/14

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 169.0-0009-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 319,500 | 0 | 7,500. | 451,500 | 771,000 | 771,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 243,300 | 0 | 7,500. | 451,500 | 694,800 | 694,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 243,300 | 0 | 7,500. | 380,600 | 623,900 | 623,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 243,300 | 0 | 7,500. | 348,300 | 591,600 | 591,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 243,300 | 0 | 7,500. | 296,700 | 540,000 | 540,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 237,300 | 0 | 7,500. | 258,000 | 495,300 | 495,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 169,900 | 0 | 7,500. | 238,700 | 408,600 | 408,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 169,900 | 0 | 7,500. | 227,000 | 396,900 | 396,900 | | 12/13/2012 |

!13105!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:06:50 |

**LAST REV**

| Date | Time |
|---|---|
| 10/16/15 | 10:18:08 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13105

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MC GRATH BRYAN | 1478-87 | | 9/2/2015 | Convenience | 10 | No | No | | |
| | 1048-126 | | 9/1/1988 | | 161,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/19/2005 | 296 | Renovate | 79,797 | | | G6 | GR FY06 | rem roof & rebuild |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/9/2014 | Measured | PC | PHIL C |
| 10/16/2008 | Meas/Inspect | 163 | PATRIOT |
| 4/18/2006 | Permit Visit | BR | B Rossignol |
| 11/2/2005 | Fieldrev-Chg | BR | B Rossignol |
| 11/14/2000 | Hearing Chag | 201 | PATRIOT |
| 2/12/2000 | Inspected | 263 | PATRIOT |
| 12/15/1999 | Measured | 243 | PATRIOT |
| 7/24/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 112345 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7500 | | Sq. Ft. | Site | | 0 | 70. | 0.86 | 7 | | | | | | | | | 451,500 | | | | | | 451,500 | |

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 451,500 | Spl Credit | Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1925 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 50 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | 5.0 | % |
| Override: | | | % |
| | Total: | 22.67 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.24021924 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 153.462 |
| Other Features: | 67584 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 413059 |
| Depreciation: | 93641 |
| Depreciated Total: | 319419 |

## COMMENTS

WALK UP ATTIC.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 4 | BRs: | 1 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2005 |
| Kitchen: | |
| Baths: | 2000 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

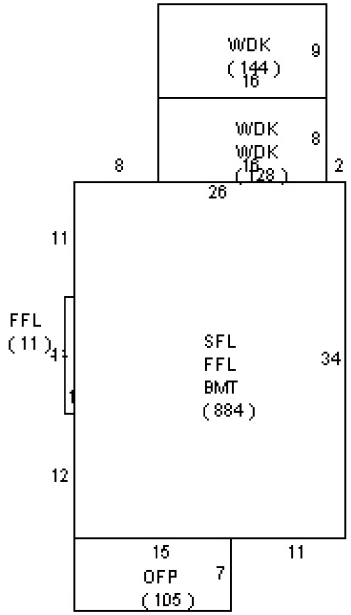
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 4 | 1 | |
| Totals | | | |
| 1 | 4 | 1 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 185.69 |
| Special Features: | 0 | Val/Su Net: | 100.82 |
| Final Total: | 319400 | Val/Su SzAd | 179.54 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 895 | 153.460 | 137,348 |
| BMT | Basement | 884 | 54.670 | 48,329 |
| SFL | Second Floor | 884 | 92.080 | 81,396 |
| WDK | Deck | 400 | 8.410 | 3,366 |
| OFP | Open Porch | 105 | 31.890 | 3,348 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,168 | | | Total: | 273,787 |
| Size Ad | 1779 | Gross Are | 3168 | FinArea | 1116 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 25 | C | |
| SFL | 100 | UNF | 100 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

169.0-0009-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|